

January 15, 2026

Mercer Island
Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

Attn: Jacob Halverson, Building Plans Examiner

Re **Tam Cem Residence, 4215 Holly Lane**, Permit No. 2510-181
Plan Review Correction Response

Dear Jacob,

This letter is in response to your recent corrections list dated December 12th, 2025. We appreciate your review and have responded to your comments as itemized below applicable to the structural design:

Corrections

1. **Sheet S1.1- Structural Notes-** *The potential total and differential settlement provided by the geotechnical engineer for spread footings is relatively low and acceptable for this project. References have been added on sheet S2.1 to the revised Section 01300 of S1.1 to clarify that the old fill and topsoil is to be removed below new footings.*
2. **Sheet S2.1- Foundation Plan-** *References to Section 01300/S1.1 have been added to clarify that a capillary break must be added below new slab on grades after fill removal. Details on sheet S6.2 also illustrate the capillary breaks.*

In addition to these items, some minor plan changes (revised calculations provided) have also been clouded:

1. A basement post at grid C.5 and 6.5 is proposed to be removed (S2.2) affecting some footings on S2.1 and requiring added details 9 and 10 on sheet S9.4.
2. The existing floor joists over the garage are proposed without reinforcing by reducing the span (adding dropped beam on Grid B).
3. Shallower Grid 4 window headers in bonus room provided
4. From the previous field revision (plans dated 10/02/25), a few refinements have been made:
 - a. Garage Header on grid 1 (S2.3) and supporting footings (S2.1).
 - b. Footing detail 14/S6.1 at grid 1 and B corner specified on S2.1.
 - c. Drag strapping at top of grid A wall added to detail 18/S9.4.

We trust that the above response adequately addresses all of your structural concerns relating to this permit application, and we look forward to having this permit approved for construction. Please call or email with any questions.

Sincerely,



Nels Trygstad, P.E.